



**MOORE COUNTY PLANNING BOARD
THURSDAY, JANUARY 2, 2020 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR**

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIENCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD (*Procedures are attached*)

Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of December 5, 2019
- C. Consideration of Abstentions

III. PUBLIC HEARINGS

- 1. **General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) - Theresa Thompson**

IV. PLANNING DEPARTMENT REPORTS - Debra Ensminger

V. BOARD COMMENT PERIOD - Chairman

VIII. UPCOMING EVENTS

- Tuesday, January 7, 2020 10:30AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Wednesday, January 15, 2020 9:30AM Board of Commissioners Special Meeting Winter Work Session to be held at the Rick Rhyne Community Center
- Tuesday, January 21, 2020 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- **Thursday, February 6, 2020 6:00PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**

III. ADJOURNMENT

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is **give** to the County.*

Please see attached procedures for the Public Comment Period and public comment during Public Hearing

**PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD**

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*
- 2. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 3. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*
- 4. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*
- 5. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*
- 6. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 7. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*
- 8. Any applause will be held until the end of the Public Comment Period.*
- 9. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*
- 10. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*
- 11. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board.

MOORE COUNTY PLANNING BOARD PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

**MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, DECEMBER 5, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR**

Board Members Present: Joe Garrison (Chairman), Matthew Bradley, Harry Huberth (Vice Chairman), Bobby Hyman, John Cook

Board Members Absent: Jeffrey Gilbert, Eddie Nobles, John Matthews

Staff Present: Debra Ensminger, Planning Director
Misty Randall Leland, County Attorney
Theresa Thompson, Planning Supervisor
Dervin Spell, Planner
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Chairman Joe Garrison called the meeting to order at 6:00 pm.

INVOCATION

Board Member Bobby Hyman offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Harry Huberth led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Matthew Bradley read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of November 7, 2019
- C. Consideration of Abstentions

Board Member Matthew Bradley made a motion for approval of the consent agenda and to amend the December 5th, 2019 agenda to remove agenda item #4. Board Member Bobby Hyman seconded the motion and the motion passed unanimously 5-0.

PUBLIC HEARING

Public Hearing #1 –General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) -Dervin Spell

Planner Dervin Spell presented a request by Jerry Seawell requesting a General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 5.98 are parcel, located at 2740 NC Hwy 22, Robbins, owned by Jerry Seawell per Deed Book 918 Page 304.

Mr. Spell went over the items within the packet regarding the request mentioning the surrounding areas include single family dwelling, undeveloped property and manufactured homes. Mr. Spell mentioned the property is located within a one-half (1/2) mile of a Voluntary Agricultural District. Mr. Spell explained the Unified Development Ordinance states the Rural Agricultural district encourages the use of agricultural uses and is intended for residential uses appropriate for that area as well to accommodate rural commercial activities according to site specific development plans.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

With no further comments Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Bobby Hyman; motion passed unanimously 5-0 for approval.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 5.98 acre parcel located at 2740 NC Hwy 22, Robbins. The motion was seconded by Board Member Matthew Bradley; motion passed unanimously 5-0 for approval.

Public Hearing #2 –General Use Rezoning from Neighborhood Business (B-1) to Residential and Agricultural-20 (RA-20) -Dervin Spell

Planner Dervin Spell presented a request by Herman Mabe requesting a General Use Rezoning from Neighborhood Business (B-1) to Residential and Agricultural-20 (RA-20) of an approximate .469 acre parcel located at 3650 Murdocksville Rd. on the corner of Murdocksville Rd and Juniper Lake Rd., West End owned by Herman Mabe per Deed Book 5019 Page 201.

Mr. Spell went over the items within the packet regarding the request mentioning the surrounding areas include single family dwellings and the area around Juniper Lake comprised of several business.

Chairman Garrison asked for clarification regarding the zoning for the area as the RA-20 is not compatible with the Rural Agricultural Residential Land Use Classification.

Mr. Spell provided the board with a zoning map showing the surrounding zoning classifications being RA-40, B-2, B-1, and RA-20, as located within the packet.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood business (B-1) to Residential and Agricultural-20 (RA-20) of an approximate .469 acre parcel located at 3650 Murdocksville Rd. on the corner of Murdocksville Rd. and Juniper Lake Rd., West End. The motion was seconded by Board Member John Cook; the motion passed unanimously 5-0.

Public Hearing #3 –General Use Rezoning from Highway Commercial (B-2) to Gated Community-Seven Lakes (GC-SL) -Dervin Spell

Planner Dervin Spell presented a request by Seven Lakes West Landowners Association requesting a General Use Rezoning from Highway Commercial (B-2) to Gated Community-Seven Lakes (GC-SL) of an approximate 14.01 acre parcel (Plat Cabinet 18 Slide 267), located adjacent to the Boat & RV Storage Facility near Longleaf Dr. in Seven Lakes West owned by Eifort Place, LLC per Deed Book 4576 Page 10.

Mr. Spell went over the items within the packet regarding the request mentioning the property was located within one-half (1/2) mile of the Voluntary Agricultural District. Mr. Spell mentioned the Gate Community-Seven Lakes zoning is primarily governed by restricted conveniences.

Board Member Hyman requested clarification this request is for Seven Lakes West.

Mr. Spell confirmed the request is for Seven Lakes West.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

Angus McDonald and Ryan Fox signed up to speak during the Public Hearing; both choose not to speak when called upon.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Matthew Bradley; the motion passed unanimously 5-0.

Board Member Matthew Bradley made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Gated Community-Seven Lakes (GC-SL) of an approximate 14.01 acre parcel (Plat Cabinet 18 Slide 267), located adjacent to the Boat & RV Storage Facility near Longleaf Dr. in Seven Lakes West. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

Public Hearing #4 -General Use Rezoning from Rural Agricultural (RA) to Residential and Agricultural-40 (RA-40)

Chairman Garrison explained this item had been removed from the agenda and informed anyone present the item would not be heard.

Public Hearing #5 –General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) -Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Pete Mace requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 2.90 acres (entire portion located to the south of Love Grove Church Rd.) of an approximate 26.32 acre parcel located on the corner of Love Grove Church Rd. and Carthage Rd., West End owned by Johnny & Kathy Harris per Deed Book 5095 Page 156.

Mrs. Thompson went over the items within the packet regarding the request mentioning the property is adjacent to the Seven Lakes Gated Community.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Bobby Hyman made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Harry Huberth; the motion passed unanimously 5-0.

Board Member Matthew Bradley made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 2.90 acres (entire portion located to the south of Love Grove Church Rd.) of an approximate 26.32 acre parcel located on the corner of Love Grove Church Rd. and Carthage Rd., West End. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

Public Hearing #6—General Use Rezoning from Residential and Agricultural-20 (RA-20) & Residential and Agricultural-40 (RA-40) to Public and Conservation (PC)-Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Koontz Jones Design, PLLC requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) & Residential and Agricultural-40 (RA-40) to Public and Conservation (PC) of two locations (approximate 6.55 acres zoned RA-40 and approximate 9.58 acres zoned RA-20 and RA-40) of an approximate 688.13 acre parcel located adjacent to and east of Beulah Hill Church Rd. adjacent to and north of NC Hwy 73, and adjacent to and west of Rubicon Rd. West End owned by Hainoa LLC, per Deed Book 4904 Page 237.

Mrs. Thompson went over the items within the packet regarding the request mentioning the golf course is a permitted use with in the Public & Conservation district.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

The following spoke during the Public Hearing:

Peter Levine, 5860 Beulah Hill Church Rd. West End; approached the podium and requested clarification regarding location of the rezoning in proximity to Beulah Hill Church Rd..

Bob Koontz-Koontz Jones Design, 150 S. Page Rd. Southern Pines; approached the podium and provided the board a presentation attached as “Exhibit A”. During the presentation Mr. Koontz explained Hainoa, LLC has owned Dormie Club (also known as Dormie Network) for two (2) years. Mr. Koontz mentioned Hainoa, LLC owns six (6) other courses within the United States and all members have equal access to each course. Mr. Koontz explained the original owners had a different focus for Dormie Club and the zoning at that time was set up for homeownership along the course, Hainoa, LLC focuses more on club members and their experience. The rezoning request will allow expansion to the golf course area which includes cottages along fairways and facilities that support

golfing. The cottages will be accessed only via golf cart which will allow members to have the full golfing experience during their visit.

Board Member Huberth inquired about location of the cottages and if they would be located on both parcels.

Mr. Koontz explained there would be golf cottages on one parcel and maintenance facility on the other parcel. Mr. Koontz mentioned the parcel of the maintenance facility would have a 50 foot buffer.

Pete Mace, 170 Pine Barrens Vista, Southern Pines; approached the podium and inquired if maintenance would come off Rubicon Rd. and was concerned about intersection improvement.

Mr. Koontz explained a driveway permit would need to be obtained by NCDOT and any improvements if required would be completed at that time.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. As specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Residential and Agricultural-20 (RA-20) & Residential and Agricultural-40 (RA-40) to Public and Conservation (PC) of two locations (approximate 6.55 acres zoned RA-40 and approximate 9.58 acres zoned RA-20 and RA-40) of an approximate 688.13 acre parcel located adjacent to and east of Beulah Hill Church Rd. adjacent to and north of NC Hwy 73, and adjacent to and west of Rubicon Rd. West End. The motion was seconded by Board Member Matthew Bradley; the motion passed unanimously 5-0.

PLANNING DEPARTMENT REPORTS

Planning Director Debra Ensminger informed the Board the items heard will go before the Board of Commissioners on January 21st, 2020. Ms. Ensminger reminded the Board of the next Planning Board Meeting on January 2nd which will have one item on the agenda.

BOARD COMMENT PERIOD

Board Chair Garrison thanked staff for their hard work.

ADJOURNMENT

With no further comments Board Member Bobby Hyman made a motion to adjourn the December 5, 2019 regular meeting. The motion was seconded by Board Member John Matthews and the motion passed unanimously 5-0. The meeting adjourned at 7:15 p.m.

Respectfully submitted by,

Stephanie Cormack

"Exhibit A"

Dormie Club

PC Zoning Request

Moore County, North Carolina

December 5, 2019

Applicant:
Hainoa, LLC (Dormie Network)

Prepared by:
KOONTZ JONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

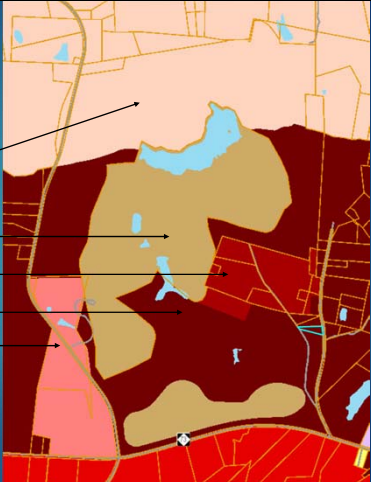
Images of Dormie Club



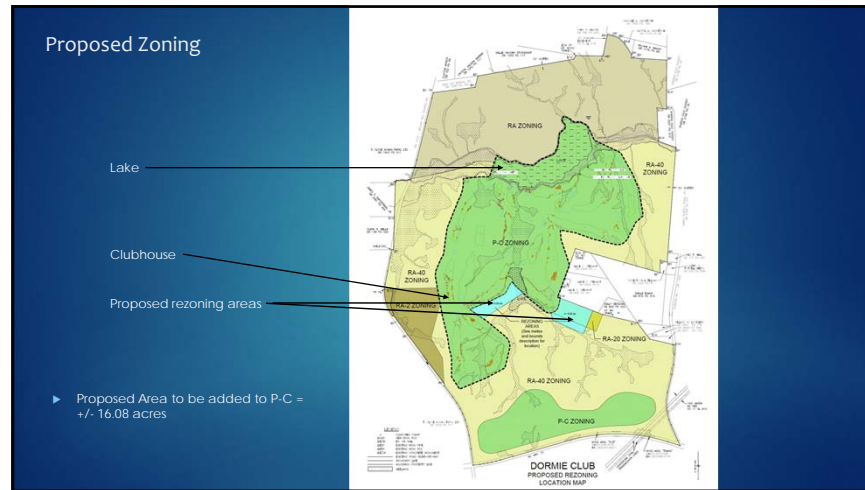
Site Context



Current Zoning



- ▶ RA
- ▶ P-C
- ▶ RA-20
- ▶ RA-40
- ▶ RA-2



Overall Property Information

- ▶ Overall Site Area = +/- 1028.15 acres
- ▶ Currently zoned P-C = +/- 376.6 acres
- ▶ Proposed Area to be added to P-C = +/- 16.08 acres
- ▶ Residential Density permitted by current zoning (RA-20 and RA-40) = 28 Units

Dormie Club PC Zoning Request

Moore County, North Carolina

December 5, 2019

Applicant:
Hainoa, LLC (Dormie Network)

Prepared by:
KOONTZ JONES Design
LAND PLANNING | LANDSCAPE ARCHITECTURE

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: October 28, 2019

SUBJECT: General Use Rezoning Request:
Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20)

PRESENTER: Theresa Thompson

REQUEST

Pete Mace is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 15.86 acres (entire portion currently zoned B-2) of an approximate 363.39 acre parcel, located on the corner of Carthage Road and Gretchen Road, West End, owned by TKCSJM Harris LLC, per Deed Book 5090 Page 463.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

The property is currently undeveloped. Adjacent properties include single family dwellings and undeveloped property.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Residential and Agricultural-20 (RA-20) is consistent with the existing uses located near the property, including single family residential. The surrounding area is zoned a mixture of Residential and Agricultural-20 (RA-20), and Residential and Agricultural-5 (RA-5), Highway Commercial (B-2), Rural Agricultural (RA), and Rural Agricultural-Urban Service Boundary (RA-USB).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property as Rural Agricultural Land Use Classification. The requested zoning to Residential and Agricultural-20 (RA-20) is not compatible with the Rural Agricultural Residential Land Use Classification.

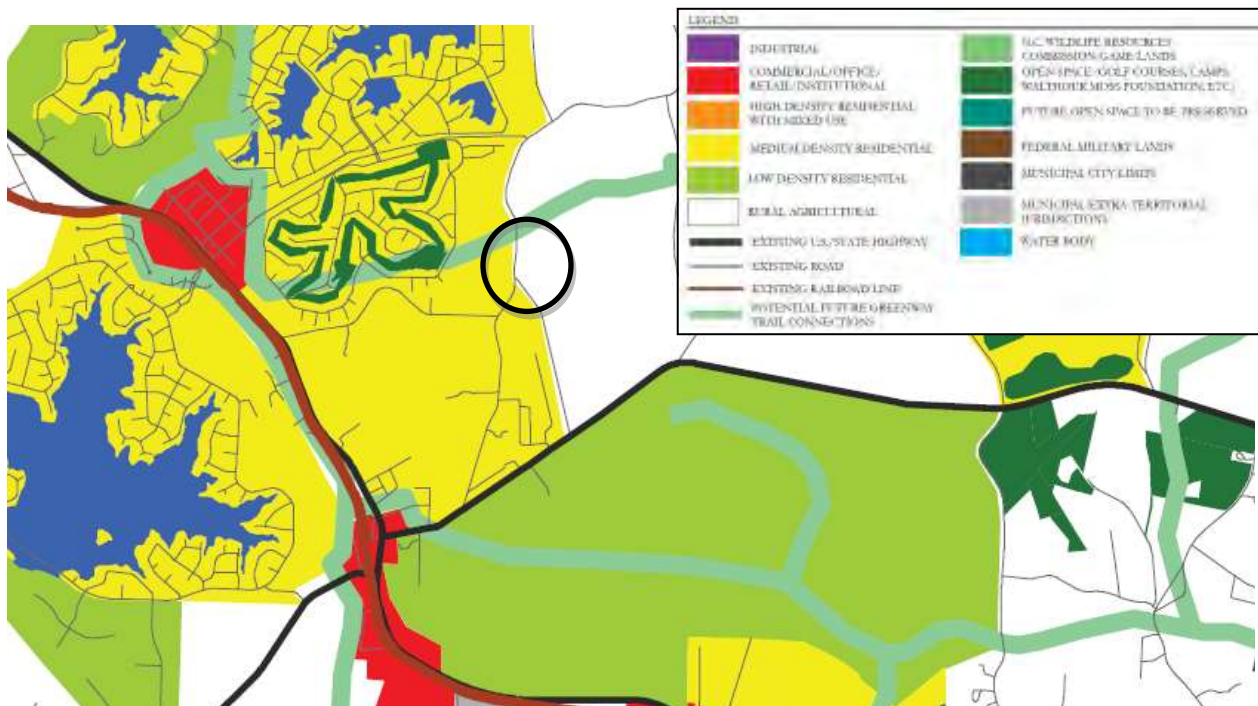
The Land Use Plan states the primary use of land in the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses (e.g. row crops, forestry, horticulture, grazing, poultry, dairy, swine operations, and intensive agricultural uses in certain areas) and other rural activities. Major subdivisions of land are strongly discouraged; however, family subdivisions and subdivisions of four or less lots would be considered.

The Unified Development Ordinance states the principal use of land in the Residential and Agricultural (RA-20) and (RA-40) Districts is for single family dwellings, duplexes and agricultural use and discouraging any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets.

The site is located adjacent to the Moore County Medium Density Residential Land Use Classification, as indicated by the yellow color on the map below. It is also located adjacent to the Seven Lakes community. Therefore, if the rezoning request is approved, staff recommends updating the Land Use Map to reclassify this site to the Medium Density Residential Land Use Classification.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Goal 3.1: Maximize accessibility among living, working, and shopping areas and Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY FUTURE LAND USE MAP



RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to **adopt or deny** the attached Land Use Plan Consistency Statement to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341. As specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan.

Motion #2: Make a motion to recommend **approval or denial** to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 15.86 acres (entire portion currently zoned B-2) of an approximate 363.39 acre parcel, located on the corner of Carthage Road and Gretchen Road, West End.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Application
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- Deed Book 5090 Page 463

View of subject property (on right) from intersection with Carthage Rd and Gretchen Rd



View of Carthage Road going Southbound



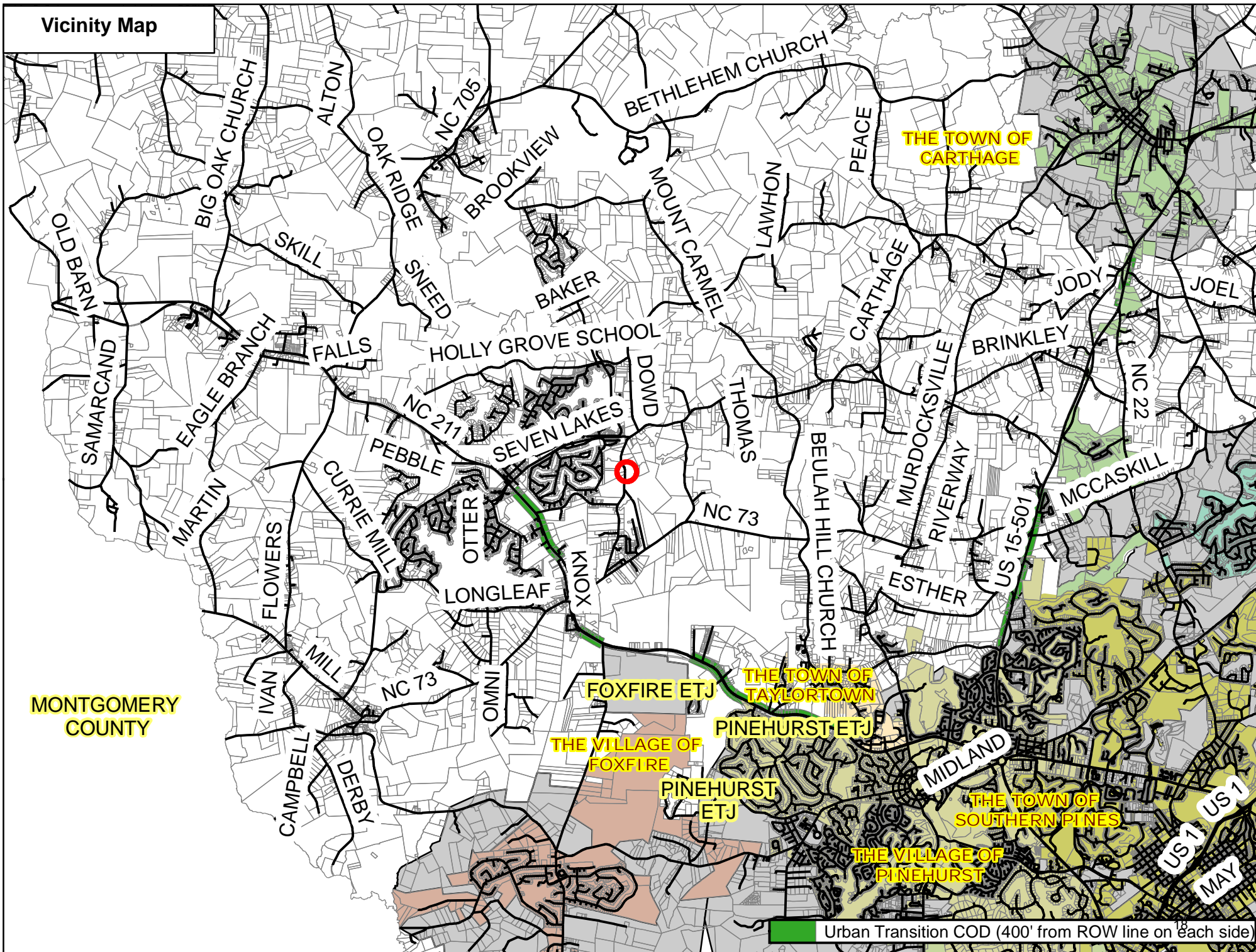
View of Gretchen Road from intersection of Carthage Rd and Gretchen Rd



View of adjacent property across Carthage Road



Vicinity Map



Urban Transition COD (400' from ROW line on each side)

Land Use Map

SHERWOOD

CORTHAGE

Single Family Dwelling

Vacant

Vacant

Farm

Vacant

Farm

Vacant

Farm

Former Landfill

Vacant

Vacant

Farm

Vacant

Vacant

MCKENZIES MILL

DEVONSHIRE

LANCASHIRE

HARWICH

BRECON

BALDWIN

LOVE GROVE CHURCH

GRETCHEN

Zoning Map

SHEFFIELD

GC-SL

LANCASHIRE

RA-USB

RA

RA-5

Shaded areas requested
to be rezoned to RA-20

CARTHAGE

B-2

RA-20

RA-5

GRETCHEN

RA-20

B-2

App# 21424

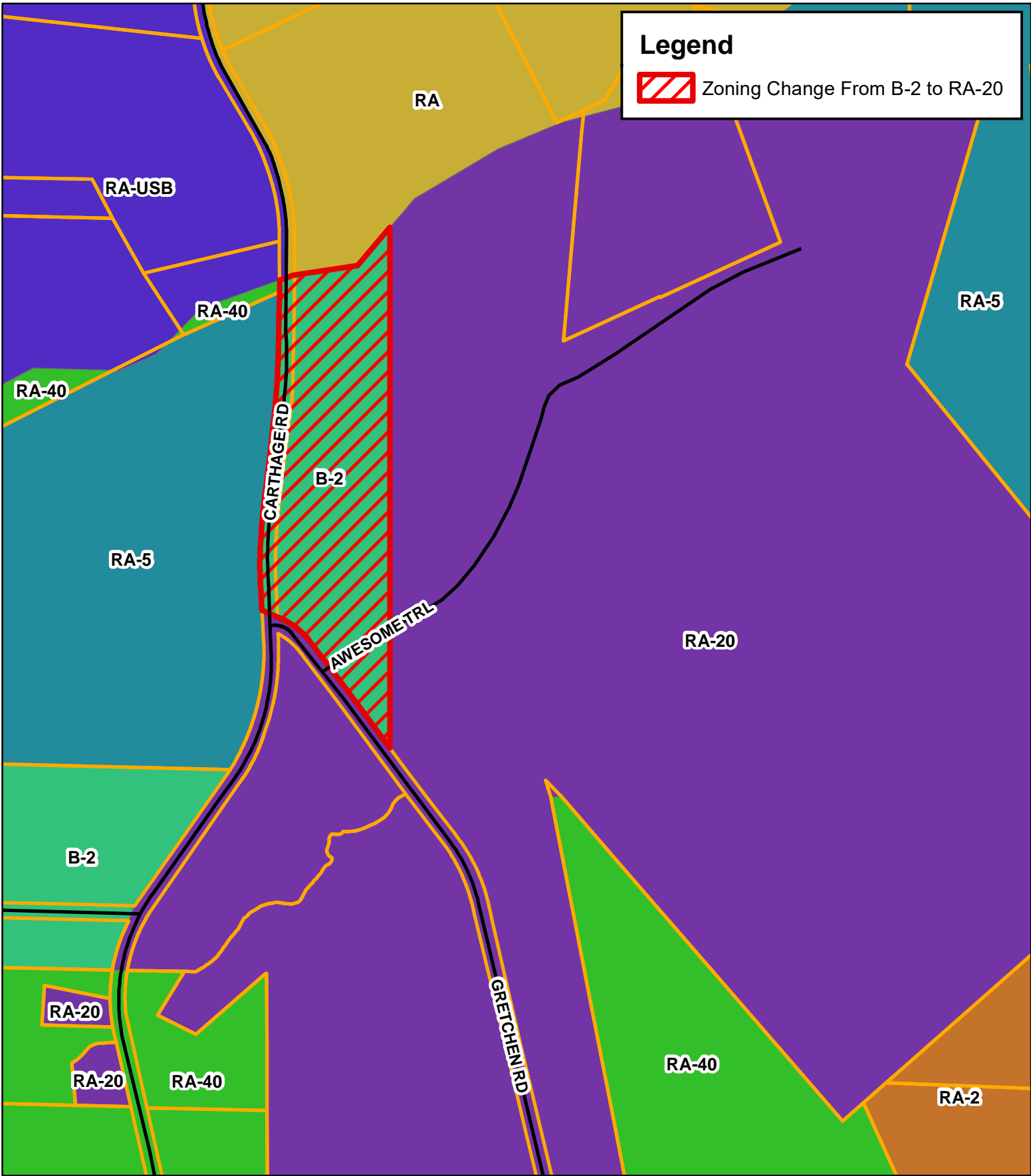
County of Moore Planning and Transportation



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389
Fax: (910) 947-1303

GENERAL USE REZONING APPLICATION

Application Date: 10/7/19			
Location/Address of Property: 17 ACRES B-2 Fronting Carthage Rd			
Applicant: Pete Mace			Phone:
Applicant Address: 170 Pine Barrens Vista	City: Southern Pines	St: NC	Zip: 28387
Owner: Johnny Harris TKCSJm Harris, LLC			Phone: 638-548
Owner Address: 208 J Dowdy Rd	City: Carthage	St: NC	Zip: 28327
Current Zoning District: B-2		Proposed Zoning District: RA-20	
Comments: PID # 20190017 Re Zone 17 Acres Fronting Carthage Rd From B-2 to RA-20			
<p>I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.</p>			
Applicant/Owner Signature: <i>Pete Mace</i>		Date: 10/7/19	
Applicant/Owner Signature: <i>[Signature]</i>		Date: 10/7/19	
Office Use Only: PAR ID: 20190017 Received By: <i>Theresa Thompson</i> 10/7/19			



Legend

Zoning Change From B-2 to RA-20

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Goal 3.1: Maximize accessibility among living, working, and shopping areas.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. Approval of the rezoning request is also deemed an amendment to the Land Use Plan Future Land Use Map by reclassifying the site to the Medium Density Residential Land Use Classification.

3. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing highway, other developed residential properties, has access to public water, and is in close proximity to the Seven Lakes community providing practicality, easy access, and reduced travel times

4. Contributing factors in the rezoning approval is in response to managing the demand of residential growth, largely resulting from the influx of families spurred by Fort Bragg's growth from the Base Realignment and Closure. This site is determined to be suitable for development due to its close proximity Seven Lakes.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the General Use Rezoning from Highway Commercial (B-2) to Residential and

Agricultural-20 (RA-20) of approximately 15.86 acres (entire portion currently zoned B-2) of an approximate 363.39 acre parcel, located on the corner of Carthage Road and Gretchen Road, West End, owned by TKCSJM Harris LLC, per Deed Book 5090 Page 463.

Joe Garrison, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Goal 3.1: Maximize accessibility among living, working, and shopping areas.
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 15.86 acres (entire portion currently zoned B-2) of an approximate 363.39 acre parcel, located on the corner of Carthage Road and Gretchen Road, West End, owned by TKCSJM Harris LLC, per Deed Book 5090 Page 463.

Joe Garrison, Chair
Moore County Planning Board

Date

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

February 19, 2019 4:00:30 PM

Book: 5090 Page: 463 - 465 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$0.00

Instrument # 2019002025

This Instrument Prepared By:
H. Craig Phifer, III
Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
135 Applecross Road
Pinehurst, North Carolina 28374

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**

GENERAL WARRANTY DEED

THIS DEED, made this 18th day of February, 2019, by, Johnny Harris and wife, Kathy Harris, of 4291 Dowd Rd, Carthage, NC 28327, **GRANTOR** to T.K.C.S.J.M. Harris, LLC, **GRANTEE**;

Tax Address: 4292 Dowd Rd, Carthage, NC 28327

W I T N E S S E T H:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

See Exhibit "A"

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5065, Page 240, Book 5085, Page 14 and Book 5088, Page 224, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor submitted electronically by "Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Moore County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Johnny Harris (SEAL)
Johnny Harris

Kathy Harris (SEAL)
Kathy Harris

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COUNTY OF MOORE

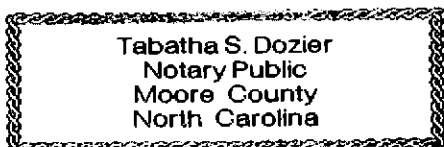
STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day and ☒ I have personal knowledge of the identity of the principal(s) or _____ have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a ☐ driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): **Johnny Harris and wife, Kathy Harris**

Date: 2-19-19

Tabatha S. Dozier
Notary Public



[OFFICIAL SEAL]

Tabatha S. Dozier
Printed or typed name of Notary Public

My Commission Expires: 10-24-2021

EXHIBIT "A"**Tract 1:**

Lying and being in Mineral Springs Township, Moore County, NC and being Tract 1, containing 363.39 acres more or less, the identical tract or parcel of land shown, indicated and designated on that certain plat or map recorded in Plat Cabinet 5, Slide 130, Moore County Registry, Carthage, NC, and to which reference is hereby made.

Less and Except that certain tract or parcel of land consisting of 11.0 acres, more or less and recorded in the Office of the Register of Deeds of Moore County, North Carolina in Plat Cabinet 17, Slide 988.

Tract 2:

Lying and being in Mineral Springs Township, Moore County, NC and being the identical tract or parcel of land shown, indicated and designated on that certain plat or map entitled "Survey for Johnson Improvement Company", dated 8/13/91, made by Central Carolina Surveyors and recorded in Plat Cabinet 5, Slide 92, Moore County Registry, Carthage, NC, containing 14.30 acres more or less, and to which reference is hereby made.

Prior Deed references:

Book 151, at page 386, Book 152, at Page 311, Book 168, at Page 594, Book 172, at Page 240, Book 197, at Page 337, and Book 159 at Page 311, Moore County Registry.